

005.0

0003

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

936,700 / 936,700

USE VALUE:

936,700 / 936,700

ASSESSED:

936,700 / 936,700



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 95-97 |        | EGERTON RD, ARLINGTON |

| OWNERSHIP |                             | Unit #: |
|-----------|-----------------------------|---------|
| Owner 1:  | DODGE ELIZABETH ANN/TRUSTEE |         |
| Owner 2:  | CROSBY SHEILA M/TRUSTEE     |         |
| Owner 3:  | 97 EGERTON RD REALTY TRUST  |         |
| Street 1: | 95 EGERTON RD               |         |
| Street 2: |                             |         |

| Twn/City: ARLINGTON |        |            |
|---------------------|--------|------------|
| St/Prov: MA         | Cntry: | Own Occ: Y |
| Postal: 02474       |        | Type:      |

| PREVIOUS OWNER |                    |  |
|----------------|--------------------|--|
| Owner 1:       | CROSBY ELIZABETH - |  |
| Owner 2:       | -                  |  |
| Street 1:      | 95 EGERTON RD      |  |
| Twn/City:      | ARLINGTON          |  |
| St/Prov: MA    | Cntry:             |  |
| Postal: 02474  |                    |  |

| NARRATIVE DESCRIPTION  |  |  |
|--|--|--|
| This parcel contains 5,469 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 2774 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms. |  |  |

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R2   | TWO FAMIL   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 1    | Level       |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 5469        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.07 | 1     |            |           |        |   |        |   |        |   | 467,258         |           |   |           |        |      | 467,300   |       |

Total AC/Ha: 0.12555

Total SF/SM: 5469

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 467,258

Spl Credit

Total: 467,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

936,700 / 936,700

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|                                 |                   |                 |     |                                    |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
|---------------------------------|-------------------|-----------------|-----|------------------------------------|-------------------|------|--------|--|-------------------|--|--------------|----------------------|------|-------|------------|--------------|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |                 |     | <b>BATH FEATURES</b>               |                   |      |        | <b>COMMENTS</b>                          |                   |  |              | <b>SKETCH</b>        |      |       |            |              |              |  |  |  |  |
| Type: 12 - Multi-Conver         |                   |                 |     | Full Bath: 1                       | Rating: Average   |      |        | RECHK COND 2001.                         |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Sty Ht: 2A - 2 Sty +Attic       |                   |                 |     | A Bath: 1                          | Rating: Very Good |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| (Liv) Units: 2                  | Total: 2          |                 |     | 3/4 Bath:                          | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Foundation: 2 - Conc. Block     |                   |                 |     | A 3QBth:                           | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Frame: 1 - Wood                 |                   |                 |     | 1/2 Bath:                          | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Prime Wall: 4 - Vinyl           |                   |                 |     | A HBth:                            | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Sec Wall:                       |                   | %               |     | OthrFix:                           | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Roof Struct: 1 - Gable          |                   |                 |     | <b>OTHER FEATURES</b>              |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                   |                 |     | Kits: 2                            | Rating: Average   |      |        | 1st Res Grid   Desc: Line 1   # Units: 1 |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Color: BEIGE                    |                   |                 |     | A Kits:                            | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| View / Desir:                   |                   |                 |     | Fpl:                               | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |                 |     | WSFlue:                            | Rating:           |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Grade: C - Average              |                   |                 |     | <b>CONDOS INFORMATION</b>          |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Year Blt: 1925                  | Eff Yr Blt:       |                 |     | Location:                          |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Alt LUC:                        |                   | Alt %:          |     | Total Units:                       |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Jurisdct:                       |                   | Fact:           | .   | Floor:                             |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Const Mod:                      |                   |                 |     | % Own:                             |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Lump Sum Adj:                   |                   |                 |     | Name:                              |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |                 |     | <b>DEPRECIATION</b>                |                   |      |        | <b>REMODELING</b>                        |                   |  |              | <b>RES BREAKDOWN</b> |      |       |            |              |              |  |  |  |  |
| Avg Ht/FL: STD                  |                   |                 |     | Phys Cond: AG - Avg-Good           | 26.               | %    |        | Exterior:                                | No Unit           | RMS                                      | BRS          | FL                   |      |       |            |              |              |  |  |  |  |
| Prim Int Wall: 2 - Plaster      |                   |                 |     | Functional:                        |                   | %    |        | Interior:                                | 1                 | 6  | 2            |                      |      |       |            |              |              |  |  |  |  |
| Sec Int Wall:                   |                   | %               |     | Economic:                          |                   | %    |        | Additions:                               | 1                 | 5  | 2            |                      |      |       |            |              |              |  |  |  |  |
| Partition: T - Typical          |                   |                 |     | Special:                           |                   | %    |        | Kitchen:                                 |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Prim Floors: 3 - Hardwood       |                   |                 |     | Override:                          |                   | %    |        | Baths:                                   |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Sec Floors:                     |                   | %               |     | Total:                             | 26.4              | %    |        | Plumbing:                                |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Bsmnt Flr: 12 - Concrete        |                   |                 |     | <b>CALC SUMMARY</b>                |                   |      |        | Electric:                                |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Subfloor:                       |                   |                 |     | Basic \$ / SQ:                     | 160.00            |      |        | Heating:                                 |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Bsmnt Gar:                      |                   |                 |     | Size Adj.: 1.06799364              |                   |      |        | General:                                 | 2                 | 11                                       | 4            |                      |      |       |            |              |              |  |  |  |  |
| Electric: 3 - Typical           |                   |                 |     | Const Adj.: 0.98000199             |                   |      |        | <b>COMPARABLE SALES</b>                  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Insulation: 2 - Typical         |                   |                 |     | Adj \$ / SQ: 167.462               |                   |      |        | Rate                                     | Parcel ID         | Typ                                      | Date         | Sale Price           |      |       |            |              |              |  |  |  |  |
| Int vs Ext: S                   |                   |                 |     | Other Features: 105500             |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Heat Fuel: 1 - Oil              |                   |                 |     | Grade Factor: 1.00                 |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Heat Type: 5 - Steam            |                   |                 |     | NBHD Inf: 1.00000000               |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| # Heat Sys: 2                   |                   |                 |     | NBHD Mod:                          |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| % Heated: 100                   |                   | % AC:           |     | LUC Factor: 1.00                   |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Solar HW: NO                    |                   | Central Vac: NO |     | Adj Total: 631737                  |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| % Com Wall                      |                   | % Sprinkled:    |     | Depreciation: 166779               |                   |      |        |  | Juris. Factor:    |  | Before Depr: | 167.46               |      |       |            |              |              |  |  |  |  |
|                                 |                   |                 |     | Depreciated Total: 464959          |                   |      |        |  | Special Features: | 0  | Val/Su Net:  | 101.88               |      |       |            |              |              |  |  |  |  |
|                                 |                   |                 |     |                                    |                   |      |        |  | Final Total:      | 465000                                   | Val/Su SzAd: | 185.11               |      |       |            |              |              |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |                 |     | WtAv\$/SQ:                         |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Make:                           |                   |                 |     | AvRate:                            |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Model:                          |                   |                 |     | Ind.Val:                           |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Serial #:                       |                   |                 |     |                                    |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Year:                           |                   |                 |     |                                    |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| Color:                          |                   |                 |     |                                    |                   |      |        |  |                   |  |              |                      |      |       |            |              |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |                 |     | <b>PARCEL ID</b> 005.0-0003-0019.0 |                   |      |        |  |                   |  |              |                      |      |       |            | <b>IMAGE</b> |              |  |  |  |  |
| Code                            | Description       | A               | Y/S | Qty                                | Size/Dim          | Qual | Con    | Year                                     | Unit Price        | D/S                                      | Dep          | LUC                  | Fact | NB Fa | Appr Value | JCod JFact   | Juris. Value |  |  |  |  |
| 3                               | Garage            | D               | Y   | 1                                  | 18X18             | A    | AV     | 1925                                     |                   | 22.72                                    | T            | 40                   | 104  |       |            | 4,400        |              |  |  |  |  |
| More: N                         | Total Yard Items: | 4,400           |     | Total Special Features:            |                   |      | Total: | 4,400                                    |                   | <b>AssessPro Patriot Properties, Inc</b> |              |                      |      |       |            |              |              |  |  |  |  |